114.0	0006	0015.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,161,100 / 1,161,100
					USE VALUE:	1,161,100 / 1,161,100
					ASSESSED:	1,161,100 / 1,161,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		GAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON PATRICK J & CARA A
Owner 2:	
Owner 3:	
Street 1:	8 GAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEDHAM DEVELOPMENT LLC -
Owner 2:	-
Street 1:	77 OAK ST SUITE B
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02464

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2684 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6998.000	720,100		441,000	1,161,100
Total Card	0.161	720,100		441,000	1,161,100
Total Parcel	0.161	720,100		441,000	1,161,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.60 | /Parcel: 432.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

73315

GIS Ref

GIS Ref

Insp Date

07/10/18

!8887!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0006-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	720,100	0	6,998.	441,000	1,161,100		Year end	12/23/2021
2021	101	FV	698,400	0	6,998.	441,000	1,139,400		Year End Roll	12/10/2020
2020	101	FV	697,000	0	6,998.	441,000	1,138,000	1,138,000	Year End Roll	12/18/2019
2019	101	FV	511,400	0	6,998.	447,300	958,700	958,700	Year End Roll	1/3/2019
2018	101	FV	170,000	0	6,998.	333,900	503,900	503,900	Year End Roll	12/20/2017
2017	101	FV	170,000	0	6,998.	302,400	472,400	472,400	Year End Roll	1/3/2017
2016	101	FV	170,000	0	6,998.	289,800	459,800	459,800	Year End	1/4/2016
2015	101	FV	169,200	0	6,998.	245,700	414,900	414,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:06:20

LAST REV

Date	Time
09/27/19	12:38:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8887

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDHAM DEVELOPM	70983-547	1	5/9/2018		1,200,000	No	No		
DOHERTY LEO F &	69580-491		7/11/2017	Change>Sale	575,000	No	No		
DOHERTY LEO F &	69580-483		7/11/2017	Convenience	1	No	No		Reliastat Life Insurance Co. Release Deed.
	18846-196		1/29/1988		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2017	1416	Heat App	15,000	C				
8/16/2017	1047	Addition	422,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
7/10/2018	Permit Visit	DGM	D Mann
7/10/2018	Meas/Inspect	DGM	D Mann
3/28/2009	Meas/Inspect	201	PATRIOT
2/7/2000	Measured	197	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73315
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6998		Sq. Ft.	Site		0	70.	0.90	5									440,957						441,000	

Total AC/HA:	0.16065	Total SF/SM:	6998	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 440,957	Spl Credit	Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13165140
Const Adj.:	1.11100006
Adj $ / SQ:	163.444
Other Features:	108500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728845
Depreciation:	8746
Depreciated Total:	720099

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

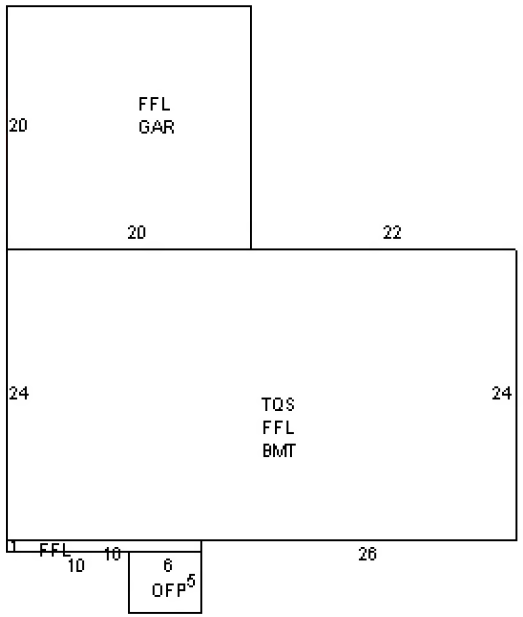
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	217.38
Special Features:	0	Val/Su Net:	199.03
Final Total:	720100	Val/Su SzAd	330.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,424	163.440	232,745
BMT	Basement	1,008	71.710	72,285
TQS	3/4 Story	756	163.440	123,564
GAR	Garage	400	23.610	9,444
OFP	Open Porch	30	48.880	1,467
	Net Sketched Area:	3,618	Total:	439,505
Size Ad	2180	Gross Area	3870	FinArea 2684

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	